

Town of Edgartown
Historic District Commission
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~Historic District Commission~ Minutes



Thursday, April 19, 2018

Members in attendance: Christopher Scott – Chairman, Susan Catling, Peter Rosbeck (A), Julia Celeste, Ken Magnuson, Carole Berger and Edith Blake.
Staff: Bricque Garber

4:00 – Public Hearing: 66 N. Water St. (20D-233) Fred & Lisa Murrell. Patrick Ahearn/agent. Applicant proposes to remove existing garage and guesthouse, add new foundation & add addition to the main house on south side. Mr. Scott opened the hearing, and the application it was unanimously voted to be continued until May 17, 2018 Carole Berger. Susan 2nd

4:15 - 78 Peases (20B-58.1) Pre-application discussion. Patrick Ahearn/agent. To be continued until May 17, 2018 at request of Mr. Ahearn

4:00 - 53 Main St. (20D-209) Hall Department Store Realty Trust. Gwenn Bukowiec/agent. Applicant proposes a new Sunbrella awning. Continued from 4.5.18 Ms. Bukowiec appeared to discuss her choice for replacement of the awning. Gwen displayed several pictures depicting the various awnings on Main Street and the awning at the Charlotte Inn. The members reviewed the photos and Gwen showed samples of her choices for an awning color and stripe configuration explaining her reasoning for her choices. Her preference is a dark green with a light grey stripe. Susan, who had recently walked the street to observe the various awnings, supported the choice. Motion to approve #1 choice (dark green and light gray stripe) Julia Celeste. Susan Catling, 2nd. Unanimously Approved.

4:15 - 35 Peases Pt. Way S. (20C-205.2) Michael Berwind. Paul Pertile/agent. Applicant proposes to remove a 16x22' room. Mr. Pertile described a severe mold problem in this room which is a non-historic addition on what was originally part of the Captain Dexter Inn. It's a 4,000 ft. building and this piece was an attached garage at some point. He believes it was constructed in 1982 and was, at some point, changed from garage to living space. (per the building department). The owner is dealing with health issues and the mold problem needs to be addressed. He provided pictures of the exterior and interior of the building. It was noted that this building is not accessed from inside the home. Members reviewed the pictures. Susan asked about the materials and was told that there is currently vinyl siding on the building and the applicant plans to continue with the vinyl unless they can't match it and will then use clapboard. Chris Scott does not see

removal of this building as detriment to the original building. Paul told the commissioners that a large scale project, for renovation, will be coming before the commission in the future. Peter Rosbeck reminded the applicant that any change of the footprint, even minor, will reduce the footprint for any future plans that may be submitted. Ken expressed a preference for clapboard rather than vinyl and the applicant agreed. Motion to approve with a clapboard rather than vinyl siding, repair to the exterior wall. Ken Magnuson. 2nd, Julia Celeste . Approved.

4:30 - 30 Pierce Lane (20B-38) Anne Harte TRR. Bo Malpass & Paul Pertile /agents. Applicant proposes renovation of the existing house and construction of a garage, guest house & pool. Mr. Malpass described the plans for renovation of the existing house and the planned additions. This is the 2nd plan from this applicant and has already had a public hearing. Mr. Malpass provided a brief history of the previous proceedings regarding this project and a previous application for demolition and new construction. He described the changes, of the current plan, for using the original house as the center piece of the renovation. He noted that the windows will be replaced in the same configuration and style as currently exist. The additions are similar to the original drawings but are subordinate to the “box”. There were modifications to the previous plan which are retained in this plan. The original house preservation is the center piece of the overall plan. The scale of the corner boards remains. The new gutters will be copper the roof will be will be cedar shakes, as existing. There was a discussion regarding the shingle size. Existing chimney will remain if possible or rebuilt in same scale and position. Q: Ken asked about distance of the recess of the addition on the left side. A: 8 ft. Members closely studied the plans. A photo of a similar house was provided to illustrate a similar scale and mass. Susan asked about the door to the porch. A: Door at the rear. The building currently has white plastic shutters. The new shutters will be Timberlane in black. Peter: Noted that existing house has metal termination. Discussion with Architect regarding the chimney and venting. Railing for rear 2nd floor was discussed and will not be visible from the street. Julia Celeste asked about the fencing. A: The addition of a pool has not be decided and fencing will be determined by the pool if they choose to construct a pool. The plan is for a wire fence, inside the shrubbery, on the left side of the property. All other fencing will be wood fencing. Julia asked about the material for the driveway? Currently there are crushed shells, but planned for oil rolled gravel. Definitely will not be a paved or asphalt driveway. Chris Scott noted many houses in this area have used pea gravel for the driveway. The lighting package was reviewed as part of the previous application. Motion to approve, Carole Berger. Susan Catling 2nd. Unanimously approved.

New/Old Business:

**May include matters not reasonably anticipated within 48 hours of meeting.*

- Election of Chairman: Susan Catling made a motion to reelect Chris Scott as Chairman. Ken Magnuson provided a 2nd. Unanimously approved. Ms. Catling will remain Vice-Chairman.
- Susan Catling provided an update of the MVC Inventory project, noting that they are making progress. Susan recently made a presentation to the

selectmen she and Cari Williamson are working steadily on the project with the current thrust of their research being Chappy.

- Yellow House: Chris Scott provided an update and described a meeting with Town council and the Juliette Mulinare. They are working to make changes to the RFP. There will be a protection zone for the tree. Residential spaces and parking spaces are being considered. The changes respond to the issues encountered with the first RFP. \$100,000 was appropriated at town meeting to deal with the unanticipated expenses regarding the Yellow House project.
- It was noted that there was an addition of gutters and fascia boards at 4 Beach St. without a building permit or HDC approval. This property is in the expanded district. Ken made a motion to send the homeowners a letter and request they apply for this work. 2nd, Julia Celeste. Approved to send letter.
- Susan discussed a house on Chappy that has been referred to the MVC as it is listed as 100+ years old (per the assessor's record). There is some dispute regarding the age of the building.
- Chris Scott described the approval of the HDC warrants at Town Meeting, providing a "play by play" of the vote to approve. The MA Attorney General must approve of the changes before the bylaw is amended.
- The members engaged in a discussion regarding communication with applicants, outside the setting of a public meeting. Members are in steadfast agreement that discussions, with any applicant, regarding applications before the commission shall be strictly avoided.
- There was a discussion about how best to help to educate island real-estate professionals regarding HDC bylaws and guidelines. Bricque will look to obtain email addresses for agents and send them a link to the bylaws and guidelines of the EHDC.

Minutes: April 5, 2018 Motion to approve Julia Celeste, 2nd, Susan Catling. Members in attendance on April 5, 2018, unanimously vote to approve. (Susan, Carole, Edie, Ken & Julia.)

Adjourned 5:43

Respectfully submitted:

Bricque Garber, Assistant

Approved: _____ May 3, 2017
Christopher Scott, Chairman